

151.0

0003

0003.A

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

749,000 / 749,000

749,000 / 749,000

749,000 / 749,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		BUENA VISTA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ATTISHA MICHAEL &	
Owner 2: PHOTOS VALERIE IRENE	
Owner 3:	
Street 1: 66 BUENA VISTA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: HUBBARD JOSHUA U -	
Owner 2: HUBBARD KITTENPLAN AMY -	
Street 1: 66 BUENA VISTA RD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Wood Shingle Exterior and 2162 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	Exempt
Flood Haz:	
D	Topo
s	1
t	Level
Gas:	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Land Type	LT Factor
Base Value	Unit Price
Adj	Neigh
Neigh Infl	Neigh Mod
Infl 1	%
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
	Use Value Notes

101	One Family	4494	Sq. Ft.	Site	0	80.	1.23	9	443,856	443,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4494.000	305,100		443,900	749,000		100232
							GIS Ref
							GIS Ref
							Insp Date
							04/14/18



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	100232
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	13:15:42
Print	
Last Rev	
Date	Time
04/27/18	08:48:56
ekelly	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	305,100	0	4,494.	443,900	749,000		Year end	12/23/2021
2021	101	FV	294,600	0	4,494.	443,900	738,500		Year End Roll	12/10/2020
2020	101	FV	294,600	0	4,494.	443,900	738,500		738,500 Year End Roll	12/18/2019
2019	101	FV	235,100	0	4,494.	416,100	651,200	651,200	Year End Roll	1/3/2019
2018	101	FV	234,500	0	4,494.	344,000	578,500	578,500	Year End Roll	12/20/2017
2017	101	FV	234,500	0	4,494.	316,200	550,700	550,700	Year End Roll	1/3/2017
2016	101	FV	234,500	0	4,494.	288,500	523,000	523,000	Year End	1/4/2016
2015	101	FV	219,900	0	4,494.	283,000	502,900	502,900	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUBBARD JOSHUA	57422-454		9/9/2011		527,000	No	No		
DIFRANZA MARIO	34151-4		11/26/2001		338,500	No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2012	1103	Redo Bas	5,300					
8/24/2010	1029	Manual	18,300	C				FRAME WALLS
6/22/2004	556	Manual	6,000					replace front sto
11/27/2001	878	Alterati	12,295	C				NEW CLOSETS-KITCHE

ACTIVITY INFORMATION

Date	Result	By	Name
4/14/2018	MEAS&NOTICE	HS	Hanne S
1/23/2013	Info Fm Prmt	BR	B Rossignol
7/3/2012	Measured	JBS	JOHN S
12/9/2011	MLS	EMK	Ellen K
11/14/2008	Meas/Inspect	163	PATRIOT
2/26/2002	MLS	MM	Mary M
12/15/1999	Inspected	264	PATRIOT
12/7/1999	Mailer Sent		
11/18/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

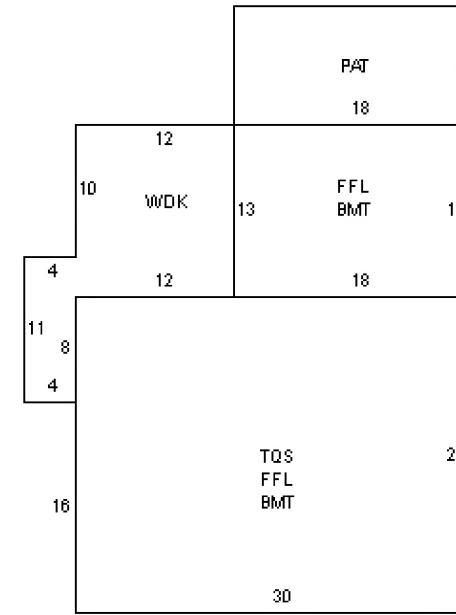
Type:	5 - Cape	
Sty Ht:	1T - 1 & 3/4 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1939
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	14 - Asphalt Tile
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

DEPRECIATION**PHYSICAL****FUNCTIONAL****ECONOMIC****SPECIAL****override**

Phys Cond: GD - Good

Functional:

Economic:

Special:

Override:

18.

%

%

%

%

REMODELING**RES BREAKDOWN****EXTERIOR****NO UNIT****RMS****BRS****FL****INTERIOR****1****6****3****ADDITIONS****KITCHEN****BATHS****PLUMBING****EL****HEATING****GENERAL****TOTALS****1****6****3****CALC SUMMARY****Basic \$ / SQ:**

110.00

Size Adj.:

1.35000002

Const Adj.:

0.98500049

Adj \$ / SQ:

146.273

Other Features:

89500

Grade Factor:

1.00

NBHD Inf:

1.00000000

NBHD Mod:

1.00

LUC Factor:

1.00

Adj Total:

374768

Depreciation:

69707

Depreciated Total:

305061

COMPARABLE SALES**Rate****Parcel ID****Typ****Date****Sale Price****WtAv\$/SQ:****AvRate:****Ind.Val****Juris. Factor:**

1.00

Before Depr:

146.27

Special Features:

0

Val/Su Net:

108.58

Final Total:

305100

Val/Su SzAd

204.22

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	954	66.920	63,841	BMT	100	AFB	70	C	
FFL	First Floor	954	146.270	139,544						
TQS	3/4 Story	540	146.270	78,987						
WDK	Deck	200	10.840	2,167						
PAT	Patio	162	4.500	728						
					Net Sketched Area:	2,810	Total:	285,267		
					Size Ad	1494	Gross Area	2990	FinArea	2162

IMAGE**AssessPro Patriot Properties, Inc****MOBILE HOME**

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: